

Townhouse **RESIDENTIAL**

# 4806 POND RIDGE DR

RIVERVIEW, FL 33578

**\$256,973** TopHap Estimate · \$156 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BEDS

**3**

BATHS

**1,644 ft<sup>2</sup>**

LIVING AREA

**2005**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$257K**

\$238K low

\$276K high

Last Sale

**\$279,000 · Apr 9, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**105%**

## TAX & ASSESSMENT

Property Tax

**\$2,872 (2025)**

Assessed Value

**\$197,557**

Previous Assessed

**\$191,989**

Assessor Market Value

**\$266,386**

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Townhouse                             |
| County        | Hillsborough                          |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Porch · 176 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 98<br>HEAT | 75<br>STORM | 29<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 7, 2025  | Resale | Warranty Deed | \$279,000 | \$170  | \$274K |
| Sep 11, 2020 | Resale | Warranty Deed | \$203,000 | \$123  | \$179K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Don G. Giunta Middle School         | Middle     | 6–8    | 1.5 mi   |
| Spoto High School                   | High       | 9–12   | 1.8 mi   |
| Grace M. Ippolito Elementary School | Elementary | PK–5   | 2.3 mi   |

District: Hillsborough County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 33578

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>255</b><br>AIR POLLUTION | <b>62,982</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|